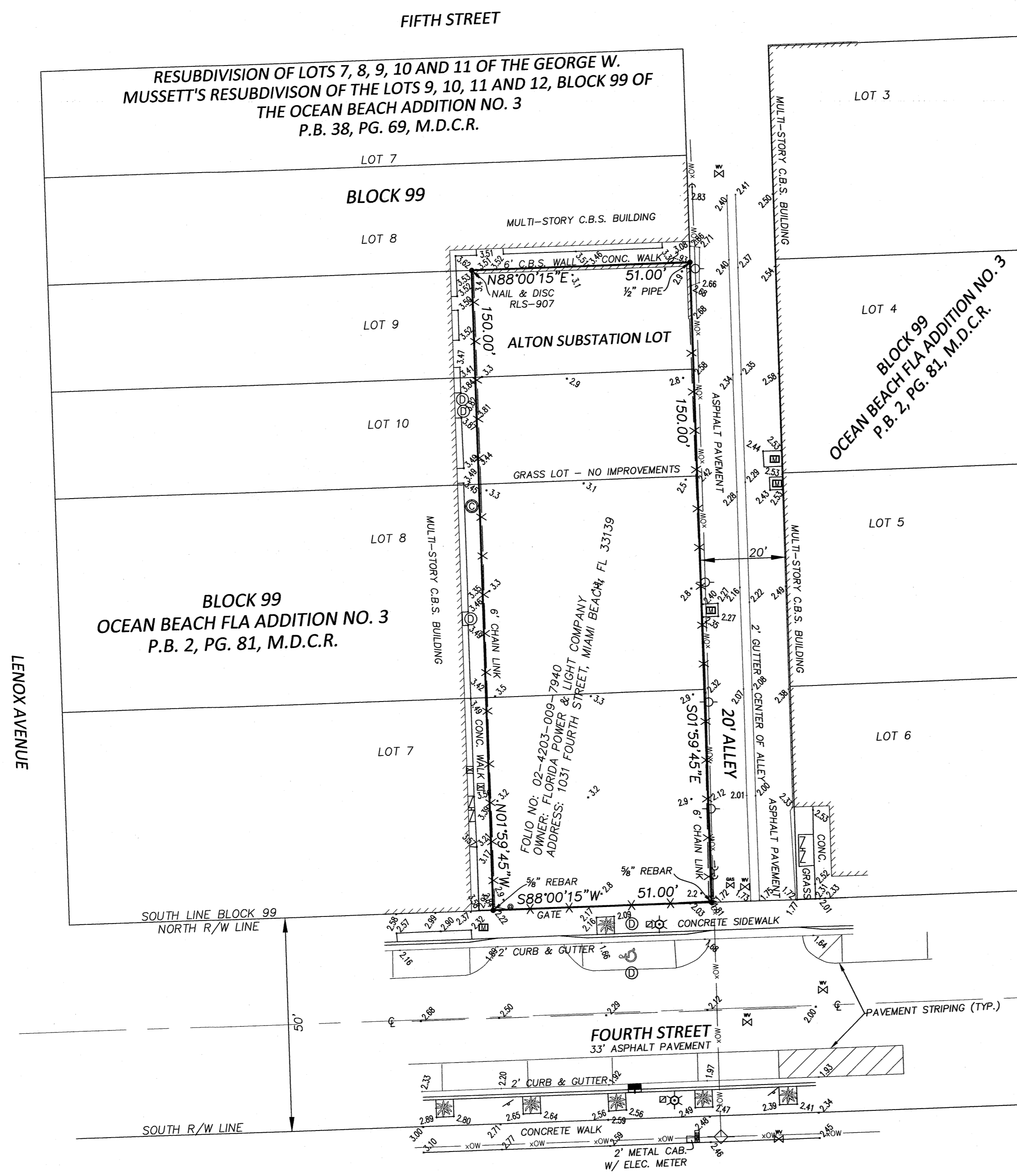


**BOUNDARY & TOPOGRAPHIC SURVEY
FPL - ALTON SUBSTATION
1031 FOURTH STREET, MIAMI BEACH, FL 33139**



**LEGAL DESCRIPTION: FPL ALTON SUBSTATION SITE
FOLIO NO. 02-4203-009-7940**

The East 51.00 feet of Lots 7 and 8, in Block 99, of OCEAN BEACH FLA ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 2, at Page 81, of the Public Records of Miami-Dade County, Florida.

AND
The East 51.00 feet of Lots 9 and 10, in Block 99, RESUBDIVISION OF LOTS 7, 8, 9, 10 and 11 of the GEORGE W. MUSSETT'S RESUBDIVISION OF THE LOTS 9, 10, 11 and 12, Block 99, of the OCEAN BEACH ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 38, at Page 69, of the Public Records of Miami-Dade County, Florida.

Said lands situate within the City of Miami Beach, Miami-Dade County, Florida, containing 7650 square feet, more or less.

OWNERSHIP & ENCUMBRANCE SEARCH REPORT

Chicago Title Insurance Agency, Inc., Ownership & Encumbrance Report, Certificate No.: 40124, Dated: November 16, 2016, has been reviewed and the items as they pertain to survey matters are as follows:

- Easements, restrictions, reservations and dedications as located and reserved on the recorded Plat of OCEAN BEACH, FLA ADDITION NO. 3, as filed in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida. "PLAT INFORMATION SHOWN HEREON"
- Easements, restrictions, reservations and dedications as located and reserved on the RECORDED PLAT OF RESUBDIVISION OF LOTS 7, 8, 9, 10 and 11 OF THE GEORGE W. MUSSETT'S RESUBDIVISION OF THE LOTS 9, 10, 11 and 12, Block 99, of the OCEAN BEACH ADDITION NO. 3, as filed in Plat Book 38, Page 69, of the Public Records of Miami-Dade County, Florida. "PLAT INFORMATION SHOWN HEREON"
- Unity of Title made by Antimo Bilancio and set forth in Quit Claim Deed dated March 12, 1986, recorded March 13, 1986, in Official Records Book 12820, Page 907, of the Public Records of Miami-Dade County, Florida. "LANDS AS DESCRIBED IN DOCUMENT IS ONE AND THE SAME AS THE LANDS DESCRIBED HEREON"
- Terms and conditions of that certain Conditional Use Permit issued by the Planning Board of the City of Miami Beach, dated July 6, 2004, recorded October 13, 2004, in Official Records Book 22727, Page 3156, as modified by Modified Conditional Use Permit dated February 23, 2006, recorded March 17, 2006, in Official Records Book 243238, Page 3084, both of the Public Records of Miami-Dade County, Florida. "LANDS AS DESCRIBED IN DOCUMENTS ARE ONE AND THE SAME AS THE LANDS DESCRIBED HEREON"
- Mortgage And Deed Of Trust from Florida Power & Light Company, a Florida corporation, to Bankers Trust Company and The Florida National Bank of Jacksonville, as Trustees, dated January 1, 1944, recorded January 14, 1944, in Mortgage Book 1462, Page 423, as supplemented, as affected by Notice Under Marketable Record Titles To Real Property, Florida Statutes Chapter 74152, dated November 18, 2002, recorded December 10, 2003, in Official Records Book 21894, Page 1062, both of the Public records of Miami-Dade County, Florida. "PROPERTY AS DESCRIBED HEREON A PORTION OF THE LANDS DESCRIBED IN DOCUMENTS."

REPORT OF BOUNDARY & TOPOGRAPHIC SURVEY

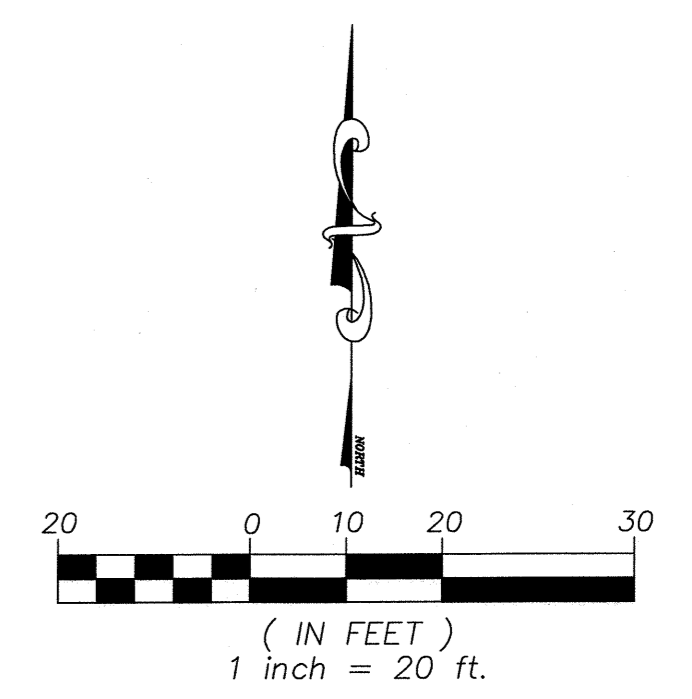
- Calvin, Giordano & Associates, did not research title for this property and the plats, rights-of-way, and easements as shown hereon are per Chicago Title Insurance Agency, Inc., Ownership & Encumbrance Report, Certificate No.: 40124, Dated: November 16, 2016.
- The purpose of this Map of Survey is to prepare a Boundary and Topographic Survey of the FPL Alton Substation site located at 1031 Fourth Street, Miami Beach, Florida. All above ground improvements within the site have been located and shown hereon.
- Not valid without the signature and original raised seal of a Florida Professional Surveyor & Mapper.
- Underground improvements and/or foundations were not located as part of this survey task.
- Unless otherwise noted hereon, record and measured values are in substantial agreement.
- The horizontal features shown hereon are plotted to within 1/20 of the map scale.
- Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON ES-105" Total Station and "TDS-NOMAD" Data Collection System.
- Bearings shown hereon are assumed and referenced to the South line of Block 99, OCEAN BEACH FLA ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 2, at Page 81, of the Public Records of Miami-Dade County, Florida, having a referenced bearing of S88°00'15"W.
- Horizontal feature location is to the center of the symbol and may be enlarged for clarity.
- The elevations shown hereon are referenced to North American Vertical Datum of 1988 (NAVD88) and referenced to Miami Dade County Vertical Control Point Benchmark Number W-238, Elevation = 6.53' (NAVD88), being a SRD Disc on top of the North end of the East concrete abutment of MacArthur Causeway 375 ft. West of intersection with Alton Road.
- The parcel of land as shown hereon has a Flood Zone Designations of Zone AE (8) per the Flood Insurance Rate Map (FIRM), Map Number 12086C0319L, Community Number: 120651-City of Miami Beach, FL, Effective Date: 9/11/2009.

LEGEND:

CONC	CONCRETE	R/W	RIGHT-OF-WAY
CATV	CABLE TELEVISION	S.R.	STATE ROAD
C.L.F.	CHAIN LINK FENCE	(Typ.)	TYPICAL
D.B.	DEED BOOK	(C)	CALCULATED
NAVD(88)	NORTH AMERICAN VERTICAL DATUM OF 1988	(D)	DEED
FP&L	FLORIDA POWER & LIGHT	IPC	IRON PIPE & CAP
LB	LICENSED BUSINESS	IP	IRON PIPE
O.R.B.	OFFICIAL RECORDS BOOK	NL&D	NAIL & DISK
M.D.C.R.	MIAMI-DADE COUNTY RECORDS	COR.	CORNER
P.B.	PLAT BOOK	-xOW-	ELECTRIC OVERHEAD WIRES
PG.	PAGE		

SYMBOL LEGEND

	WATER VALVE
	CURB INLET
	STORM MANHOLE
	CATCH BASIN
	WOOD POWER POLE
	BACKFLOW PREVENTOR
	IRRIGATION VALVE BOX
	DOUBLE DETECTOR CHECK VALVE
	SINGLE POST SIGN
	CONCRETE POWER POLE
	GUY WIRE
	METAL LIGHT POLE
	ELECTRIC HANDHOLE
	GAS VALVE
	WATER METER
	ELECTRIC METER
	FOUND PROPERTY CORNER (ID SHOWN ON SURVEY)
	COMMUNICATION MANHOLE



CERTIFICATION

I, Steven M. Watts, do hereby state that this Map of Boundary and Topographic Survey was done under my direct supervision and is accurate to the best of my knowledge and belief. I further state that this Map of Boundary and Topographic Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes Chapter 472.027.

Date of Last Field Work: February 11, 2019

CALVIN, GIORDANO & ASSOCIATES, INC.

Signature:
Steven M. Watts
Professional Surveyor and Mapper
Florida Registration No. 4588

File Name: P:\Projects\2016\169092\FPL Alton Substation PO 2000221361\Survey\SKETCH\16-9092-V-B5-Alton Sub Station-Update 2019.dwg - (Plotted by: Steve Watts on Wednesday, February 13, 2019 10:13:15 AM)

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

FIELD SURVEY
DATE 02/11/2019
DRAWN 02/12/2019
BY PD
CHECKED 02/12/2019
BY SMW

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.921.7781 • Fax: 954.921.8807

**FPL ALTON SUBSTATION
1031 FOURTH STREET, MIAMI BEACH, FLORIDA 33139
FLORIDA POWER & LIGHT COMPANY**

BOUNDARY & TOPOGRAPHIC SURVEY

SEAL
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
STEVEN M. WATTS
PSM NO. 4588

SCALE	1" = 20'	SHEET:
PROJECT No	16-9092.1	1 of 1
FIELD BOOK	899-54	